EFFECTS TEST AND DETERMINATION UNDER COASTAL ZONE MANAGEMENT ACT

Project: Fiscal Year 2022 North Ramp and Camp Blaz Main Cantonment Vertical Construction Projects: P-280, P-305, P-306, P-307, P-310, P-314, P-326, J-014, J-035, J-313, J-321 and J-875	**Date:** 29 September 2021
Project Location: North Ramp, Andersen Air Force Base and Camp Blaz, Marine Corps Base Guam.	**Prepared By:** MCAG PWD PRF5.1.2

PROJECT DESCRIPTION:

The Marine Corps relocation to Guam includes the establishment of a Main Cantonment. This will provide military support functions (also known as base operations and support), headquarters and administrative support, bachelor housing, family housing, supply, maintenance, open storage, community support (e.g., retail, education, recreation, medical, day care, etc.), some site-specific training functions, and open space (e.g. parade grounds, open training areas, open green space in communities, etc.), as well as the utilities and infrastructure required to support the cantonment area. All horizontal development (i.e. utilities and site preparation work) for the Main cantonment is near completion under the J-001B project. Vertical construction projects are currently awaiting award, together with planning for future development. Note that the federal consistency review of reasonably foreseeable effects initiated by the J-001B project has been resolved under Federal Consistency No. 2017-0018 along with NAVFAC Marianas correspondence Ser EV/750.

The Marine Corps Aviation Combat Element of the Marine Air-Ground Task Force (MAGTF) stationed on the North Ramp (NR), Andersen Air Force Base, require an administrative headquarters to manage operation of the MAGTF. In addition, the existing fire station supporting the NR will require a building footprint increase to accommodate the MAGTF.

P-280 Aviation Administration Building (NR, Andersen Air Force Base)
The P-280 project will construct a aviation administration building which, will have command and administrative areas for headquarter and detachment personnel, air operations administration and operations, passenger terminal waiting area, passenger baggage and cargo handling area, security, processing, and sterile holding for deployed crews. In addition, building will have support functions such as conferencing, secure areas, lockers, passenger elevator, and other required building support. Building systems include plumbing, wet-pipe sprinkler system, fire alarm with mass notification system, public address system, and ventilation and air conditioning. This project will also add an additional bay to the existing fire station, building 2659 to house an additional fire truck.

P-305 4th Marine Regiment Facilities
The P-305 project will construct a low-rise facility to support the 4th Marine Regiment, consisting of electronics-communications maintenance shop, auto maintenance shop (with

dispatch shed), Company level administrative space, grease rack for 2 vehicles, organic storage and vehicle wash facilities for 4 vehicles at Marine Corps Base Guam.

P-306 Combat Logistics Battalion-4 Facilities
The P-306 project will construct a series of low-rise facilities to support the Combat Logistics Battalion consisting of administrative office, automotive maintenance shop (with dispatch shed), construction-weight handling shop, communications/electronics maintenance shop, wash racks, grease racks, hazardous materials storage, general purpose classrooms, and an organic storage warehouse (including Repairable Issue Point) at Marine Corps Base Guam. Buildings will be constructed with reinforced concrete roofs, walls, and slab-on-grade foundations. Design will comply with the Marine Corps Base Guam Installation Appearance Plan. Buildings will be constructed with walls, flooring, foundation, windows, roofing, mechanical, electrical, and information systems appropriate to Guam earthquake and environmental conditions, and designed to meet applicable Unified Facilities Criteria.

P-307 Consolidated Armory
The P-307 project will construct a low-rise consolidated armory facility in support of 3rd Marine Expeditionary Brigade Headquarters, 4th Marine Regimental Headquarters, two Infantry Battalions, Amphibious Attack Vehicle/Combat Engineer Battalion/Light Armored Reconnaissance platoons, Combat Logistics Battalion and Base Operations requirements at Naval Support Activity Marine Corps Base Guam.

The armory will include cleaning area and spaces to secure crew served weapons and small arms. Building will be composed of reinforced concrete, with concrete roofs, walls, slab-on-grade and shallow foundation system. Design will comply with the MCB Guam Installation Appearance Plan and Marine Corps Order (MCO) 5530.14A. The facility will be constructed with walls, flooring, foundation, roofing, mechanical, electrical and information systems appropriate to Guam earthquake and environmental conditions and designed to meet applicable Unified Facilities Criteria (UFC) and MCO 5530.14A. Building telecommunication systems will comply with Marine Corps Enterprise Network and UFC telecommunications standards. A Smart Grid Industrial Control System will be provided in accordance with NAVFAC Marianas Command Information Office requirements. Information systems include mass notification system, Intrusion Detection System raceway infrastructure, and Access Control System raceway infrastructure. Buildings will be outfitted with appropriate fire alarm control panels and smoke detection systems per NAVFAC Fire Protection criteria. Facilities will be equipped with automatic fire sprinklers and air-conditioning or ventilated as appropriate.

P-310 Infantry Battalion Company Headquarters
The P-310 project will construct a multi-story administrative office for two (2) Infantry Battalion Company Headquarters at Naval Support Activity Marine Corps Base Guam consisting of reinforced concrete with all components such as, exterior walls, flooring, foundation, windows, roofing, mechanical, electrical, and informational systems appropriate to Guam earthquake and environmental conditions and designed to meet applicable Unified Facility Criteria.

P-314 Marine Expeditionary Brigade (MEB) Enablers
The P-314 project will construct a administration/shop facility that is a one-story structure, with reinforced concrete masonry unit building walls, steel framed floor and roof with composite metal deck and concrete framing and reinforced concrete foundations for use as the headquarters and maintenance shop facility. The facility will have administrative, supply, direct support, and maintenance spaces to support the mission of the 3d MEB. The maintenance bays include space for communication-electronic maintenance, motor transport operation and maintenance, material handling equipment operation and maintenance, and electrical power and generation and distribution services. Tool storage, layette rooms, battery issue and other direct support is included. A separate but adjacent warehouse building is planned for communications storage and supply storage.

The admin/shop building will also include support functions such as conferencing, secure areas, lockers, showers, and other required building support. Building systems include plumbing, wet pipe sprinkler system, fire alarm with mass notification system, public address system, and ventilation and air conditioning. The warehouse space will be ventilated. The project includes information systems installation (telephone, local area network, and data communication), Navy Marine Corps Intranet, Non-Secure Internet Protocol Router, and Intrusion Detection Systems. The building will be designed and constructed to meet the Architectural Barriers Act Accessibility Standard for Department of Defense Facilities.

P-326 Primary End Item (PEI) Warehouse
The P-326 project will construct a PEI Warehouse structure with reinforced concrete floors, columns, walls and roof; with fluid-applied roofing for the storage of operational military vehicles. PEI Warehouse will be unoccupied. The structure will have a reinforced concrete shallow foundation system.

This project will provide Anti-Terrorism/Force Protection features and comply with regulations, and physical security mitigation in accordance with Department of Defense Minimum Anti-Terrorism Standards for Buildings.

J-014 Physical Training Complex
The J-014 project will construct a permanent, low rise indoor physical fitness center structure with concrete walls, floor, and shallow concrete foundation, windows, roofing, mechanical, electrical, emergency power and information systems appropriate to Guam's seismic and environmental conditions and designed to meet applicable Unified Facilities Criteria. The fitness center will include a gymnasium; fitness areas for structured activities; cardio and weight room; High Intensity Tactical Training center; racquetball courts; physical therapy area for massage; expanded retail; family changing room; demonstration kitchen; locker rooms; showers; restrooms; and administrative spaces, which include offices, workstations, classroom, laundry, mechanical and other support spaces. The project will also construct a separate operational trainer facility and 50 meter outdoor swimming/training pool to support the Underwater Egress Trainer and Physical Readiness program. The operational trainer facility will include:

Storage and maintenance area for the Modular Amphibious Egress Trainer (MAET) system, work benches, and open and secured storage; Storage and maintenance area for the Submerged Vehicle Egress Trainer (SVET) system, work benches and open and secured storage; Two

overhead cranes to transport MAET and SVET from storage into the pool; Storage for the Shallow Water Egress Trainer equipment; Shared classroom with associated storage; Supervisor/administrative personnel space with instructor open office, tool/repair room and associated storage, and; Pool plant room, chemical storage room, showers, lockers, restrooms and other support utility spaces to support the outdoor swimming pool.

J-035 Education Center
The J-035 project will construct a education complex consisting of an education center and library; project will include reinforced concrete foundations, floor slabs, columns, beams, roofing system, sewer and piping connections, latrine facilities, central Heating Ventilation & Air Conditioning, lighting and electrical utilities, communications, fire protection system, acoustical ceiling, offices, classrooms, mechanical and electrical rooms, parking lot for public and employee vehicles and all other necessary work for the complete construction of the new education center and base library.

J-313 Corrosion Control Ground Phase 1
The J-313 project will construct a tactical ground equipment corrosion control facility consisting of a reinforced concrete masonry unit building with high-bay sections, steel frame, on concrete slab with grade beams, sound and climate insulation, metal seam roof with insulation, fire protection and required Heating, Ventilation and Air Conditioning systems. Multiple bays for coating, sandblasting, bodywork and sanding. Built-in equipment to include paint booths, overhead cranes, equipment lift platforms, air compressors, exhaust/filter systems, welding and waterjet blasting equipment, oil water separator, and heaters/curing ovens. Floors in work areas shall be non-skid/grease resistant finishes. Facility includes telecommunications infrastructure to support unclassified networks which deliver voice/video/collaboration/building management facility services. Building telecommunication systems will comply with Telecommunications Building Cabling System Planning, Design and Estimating. Buildings will be outfitted with fire alarm control panels and smoke detection systems per Fire Protection Engineering Facilities. Facilities will be equipped with automatic fire sprinklers and air-conditioning or ventilation as appropriate.

J-321 Corrosion Control Ground Phase 2
The J-321 project provides a permanent, humidity controlled tactical vehicle and equipment warehouse. The facility provides unit commanders with equipment staging program that preserves vehicles and equipment in a ready state and helps reduce the effects of corrosion and wear of equipment not needed for immediate use. The J-321 project will construct a new single-story Controlled Humidity Warehouse with walls, floor, foundation, windows, roofing, mechanical, electrical, and information systems appropriate to Guam earthquake and environmental conditions, and designed to meet applicable Unified Facilities Criteria. Warehouse includes supporting office spaces, restrooms, and the required utility rooms.

For operational requirements, one 18 feet wide Longitudinal Lane, and two 15 feet wide Traverse Lanes are provided. Service doors shall be provided at each bay. The doors shall be 15’x16’ high typical, except the doors at the end of the Longitudinal Lane shall be 18’x16’ high. The warehouse will require a forklift charging station. Built-in equipment includes heavy duty storage rack, radon mitigation system, and mechanical plant. The facility will be equipped with automatic fire sprinklers, air conditioning/humidification and ventilation systems as appropriate.

The J-321 project will also construct the required site improvement including pavement around the warehouse for vehicle circulation, parking, and Induction Lane. A 15 feet wide Induction Lane for vehicle inspection prior to being accepted into the warehouse will be provided.

J-875 Battle Staff Training Facility (BSTF)
The J-875 project will construct a new, three-story Training Facility 76,635 SF / 7,120 SM, constructed to appropriate to Guam earthquake and environmental conditions, and designed to meet applicable Unified Facilities Criteria including appropriate Anti-Terrorism/Force Protection requirements. The project will construct a Training Facility with areas to accommodate multiple training cells, administrative functions, and an auditorium. The BSTF will provide the following functions:

Training Operations: Multiple training spaces to support training personnel through the applied use of technical equipment and tools.

Administrative Office Space: Supports day-to-day operations and training activities.

Operational Storage: Provides temporary storage to accommodate the relocation and reconfiguration of training cells.

Auditorium: Support large scale exercises, instruction and training.

The status of ongoing and planned future vertical facilities at the North Ramp/Main Cantonment and the current site development plan are presented in **Table 1** and **Attachment 1**, respectively.

PROJECT EFFECTS TEST:

Resources of Primary Coastal Concern (note that none were determined to result in additional reasonably foreseeable spillover impacts from FC No. 2017-008, and all development are confined to lands under federal jurisdiction):

Terrestrial Habitat
No threatened and/or endangered species habitat is present within the project area. The North Ramp/Main Cantonment site has been previously and completely cleared of vegetation by the J-200/J-001B projects.

Cultural Resources
All mitigations for the J-200/J-001B projects for adverse effects to eligible historic properties have been completed in accordance with the 2011 Programmatic Agreement (PA) for the Military Relocation. Since the entire project areas at the North Ramp/Main Cantonment has been cleared and graded under J-200/J-001B, no historic properties remain to be adversely affected by the individual vertical construction projects. Regardless, each project shall comply with Appendices F and G of the 2011 PA to protect cultural resources inadvertently discovered during construction (all J-200/J-001B areas are subject to archaeological

monitoring per the 2018 JRM-SHPO Resolution Agreement). Also, PA Memos for each project shall still be prepared and submitted to the Guam State Historic Preservation Office (SHPO) for effects to historical/cultural resources; memos can be found online at the Department of Defense Cultural Resources Information website: http://go.usa.gov/kZWG.

Water Quality
Although the entire North Ramp/Main Cantonment development area occurs over the Northern Guam Lens Aquifer, since all vegetation clearing and the bulk of ground disturbance have been completed by the J-200/J-001B projects or are in previously developed areas, each individual vertical construction project will not be of sufficient scale to influence any surface water conveyance or injection wells to affect coastal zone ground or surface water (marine) resources. It is unlikely that coastal zone drinking, or marine habitat water quality would be affected by silt from erosion, hazardous material spills and other pollution sources that may be generated as a result of each individual project's activities.

Construction design specifications for all projects reference the 2006 CNMI and Guam Stormwater Management Manual, and each vertical project is still required to implement a site-specific Stormwater Pollution Prevention Plan (SWPPP). Since the North Ramp/Main Cantonment is located within Guam EPA's Groundwater Management Protection Zone, certain facilities would be considered "Hot Spots" i.e. present risks to groundwater quality, hence these facilities' designs shall be in accordance with the 2010 BMPs for Wellhead Protection and will comply with Guam EPA's Design Approval Construction Permitting process, where the water/wastewater/stormwater system designs (where applicable) will require Guam EPA review and approval prior to construction. Separate oil/water separators will be installed at certain facilities where necessary for pretreatment prior to entering the sanitary sewer system.

PROJECT COASTAL CONSISTENCY DETERMINATION:

In spite of the Navy's assessment that each individual North Ramp/Main Cantonment vertical project lacks above-threshold direct and indirect coastal effects, the following Guam Coastal Management Policies were reviewed to ensure overall program consistency is maintained and to afford BSP streamlined review of borderline cases. The following are the specific assessments for each coastal policy:

Development Policy (DP) 1 (Shore Area Development): Development does not affect the Seashore Reserve.

DP2 (Urban Development): Area not subject to designations of the Land Use Districting Map.

DP3 (Rural Development): Area not subject to designations of the Land Use Districting Map.

DP4 (Major Facility Siting): Not a major facility (e.g. utilities, fuel and transportation facilities) subject to policy.

DP5 (Hazardous Areas): No development proposed in hazardous areas subject to policy.

DP6 (Housing): No housing development proposed.

DP7 (Transportation): No major transportation roadway networks proposed.

DP8 (Erosion and Siltation): The overall ground disturbance and larger plan of common development at the North Ramp/Main Cantonment was completed under the J-200/J-001B project, to include mass grading to reduce hillside slopes, and provided the framework of the stormwater collection and conveyance system for all future area development. All development complies with the Navy's Low Impact Development (LID) policy, which sets a goal of no net increase in stormwater and sediment or nutrient loading from major renovation and construction projects.

Resource Policy (RP) 1 (Air Quality): The minor air emission sources to be installed or built as part of individual vertical projects are not anticipated to result in spillover coastal impacts to air quality. Regardless, all emission sources to be installed as part of each project (e.g. fuel-fired emergency generators, paint booths) will require a construction and operating permit per the Guam Air Pollution Control Standards and Regulations.

RP2 (Water Quality): Reasonably foreseeable direct and indirect impacts to coastal zone water quality are not anticipated for each individual North Ramp/Main Cantonment vertical construction project, since each individual project will not be of sufficient scale to influence any surface water conveyance or injection wells to affect coastal zone ground or surface water (marine) resources.

RP3 (Fragile Areas): The proposed areas of development at the North Ramp/Main Cantonment are entirely within previously disturbed areas. The Navy will still comply with the 2011 PA to protect cultural resources discovered during construction, and all applicable conservation measures (including 1000-acre forest enhancement) from the 2015 and 2017 BO shall be implemented accordingly.

RP4 (Living Marine Resources): No proposed activities affect the marine environment.

RP5 (Visual Quality): Projects will not degrade views from scenic overlooks, highways or trails. Projects follow the Marianas Navy and Marine Corps Design and Construction Standards (MDACS) for architectural design and the Installation Appearance Plan for consistency in visual appearance compatible with local practices. These design standards ensure preservation of the island's scenic resources in a practicable manner.

RP6 (Recreation Areas): Projects do not propose to develop recreational facilities pertaining to the marine environment.

RP7 (Public Access): No impacts on public access.

RP8 (Agricultural Lands): No agricultural lands or activity in this area.

Coastal Determination: Individual North Ramp/Main Cantonment vertical projects do not have additive direct or indirect coastal effects, and the Marine Corps Relocation Program remains consistent to the maximum extent practicable with Guam's enforceable coastal policies.

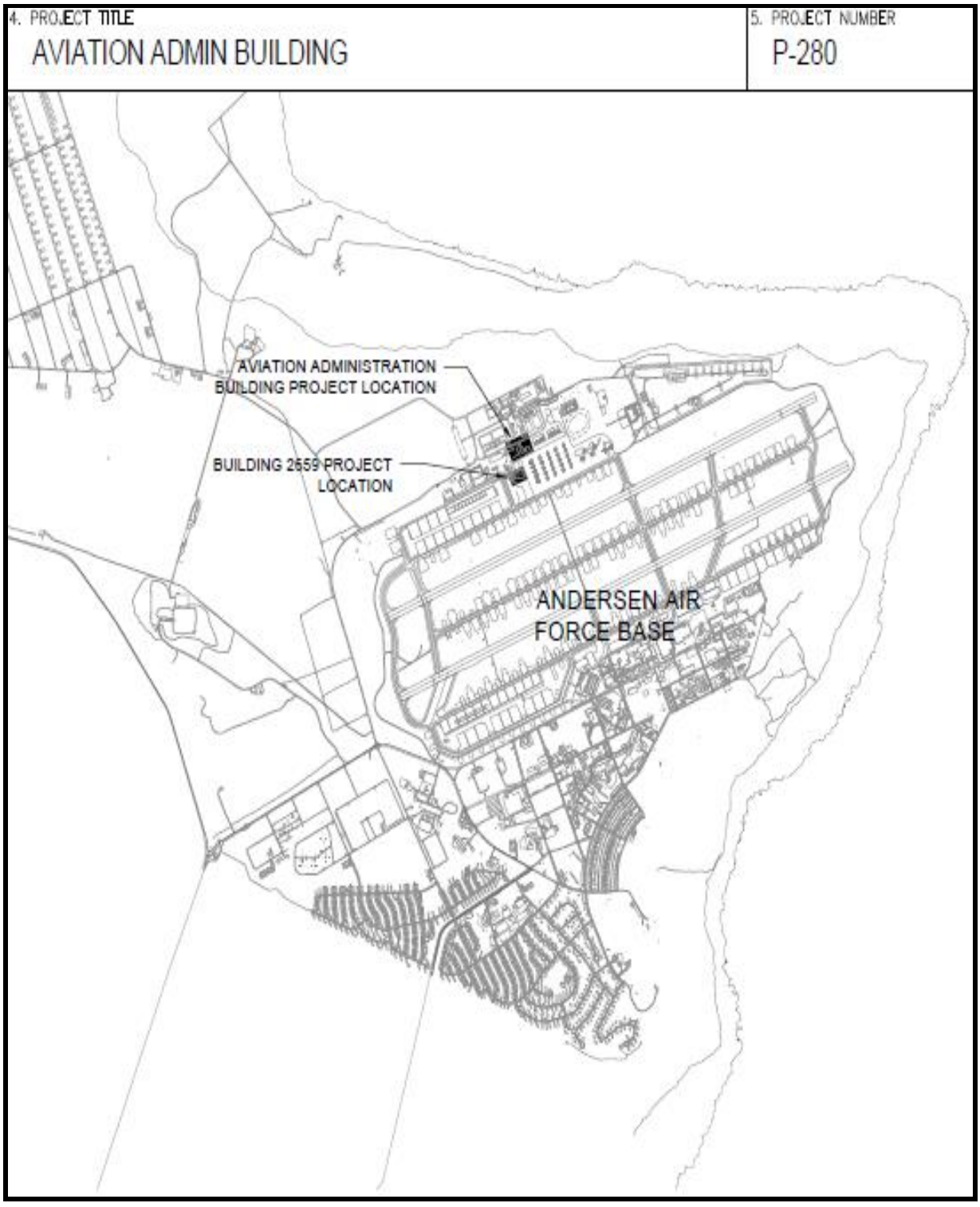
Table 1. USMC Vertical Construction Projects at the North Ramp, Andersen Air Force Base and Main Cantonment, Finegayan.

Note: This list represents projects covered under this General Negative Determination and shall be updated with the Guam Coastal Management Program semiannually and as project information becomes available.

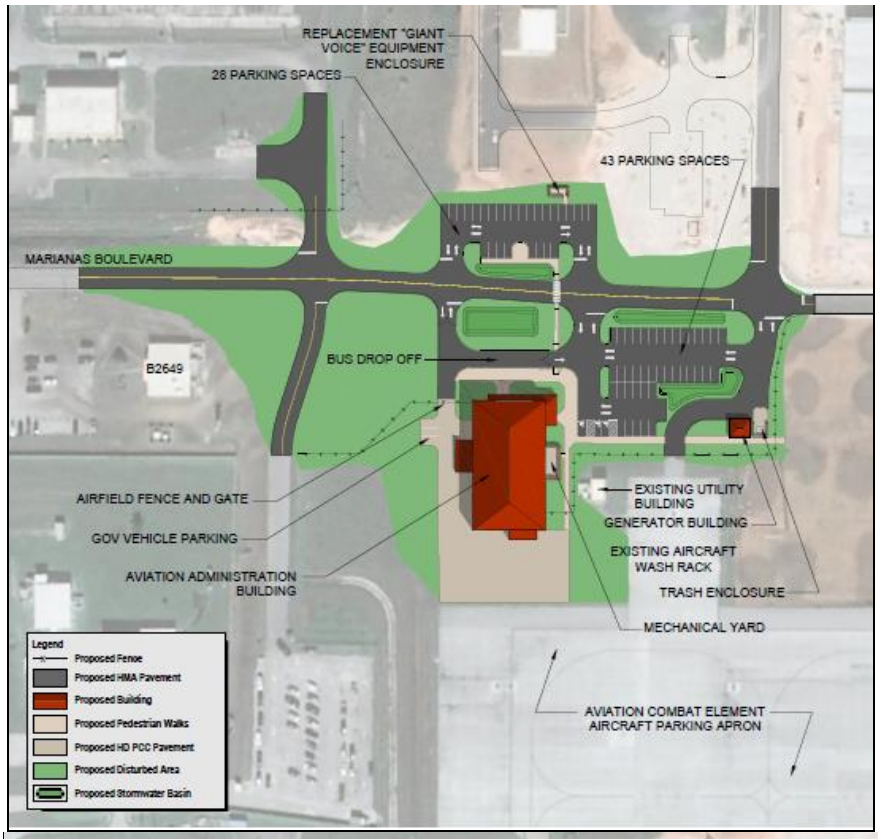
Project No.	Project Title	Status
P-280	Aviation Administration Building (NR, Andersen Air Force Base)	Pending Award
P-305	4th Marine Regiment Facilities	Pending Award
P-306	Combat Logistics Battalion-4 Facilities	Pending Award
P-307	Consolidated Armory	Pending Award
P-310	Infantry Battalion Company Headquarters	Pending Award
P-314	Marine Expeditionary Brigade (MEB) Enablers	Pending Award
P-326	Primary End Item (PEI) Warehouse	Pending Award
J-014	Physical Training Complex	Pending Award
J-035	Education Center	Pending Award
J-313	Corrosion Control Ground Phase 1	Pending Award
J-321	Corrosion Control Ground Phase 2	Pending Award
J-875	Battle Staff Training Facility (BSTF)	Pending Award

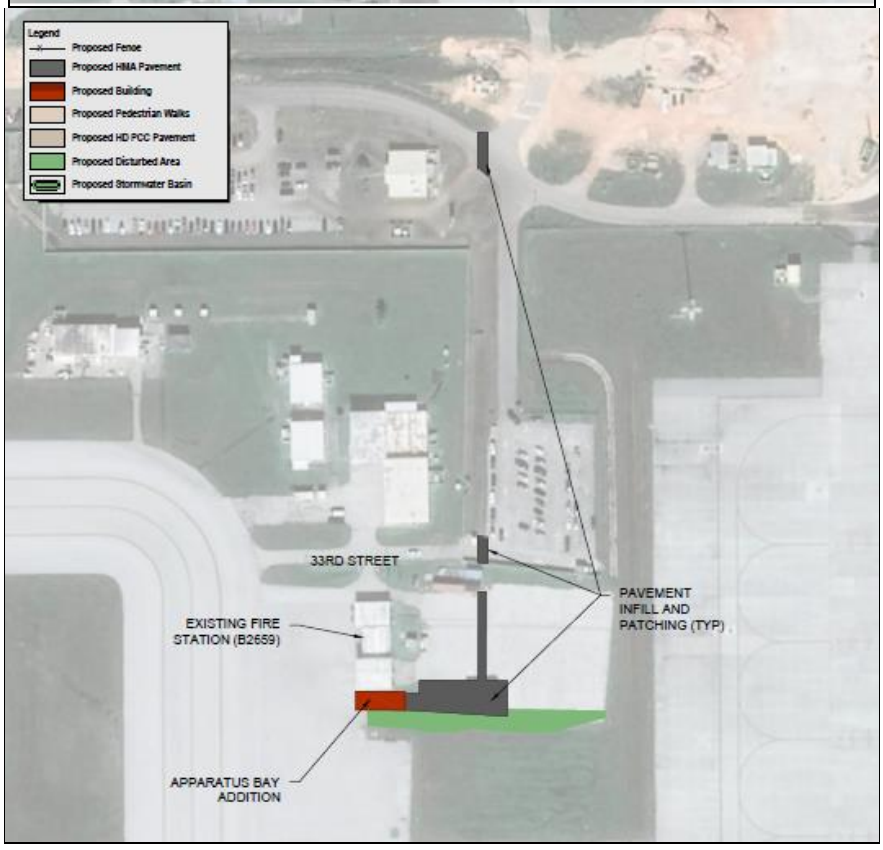
Attachment 1. North Ramp, Vertical Project, Andersen Air Force Base

P-280 Aviation Administration Building (Location Map)



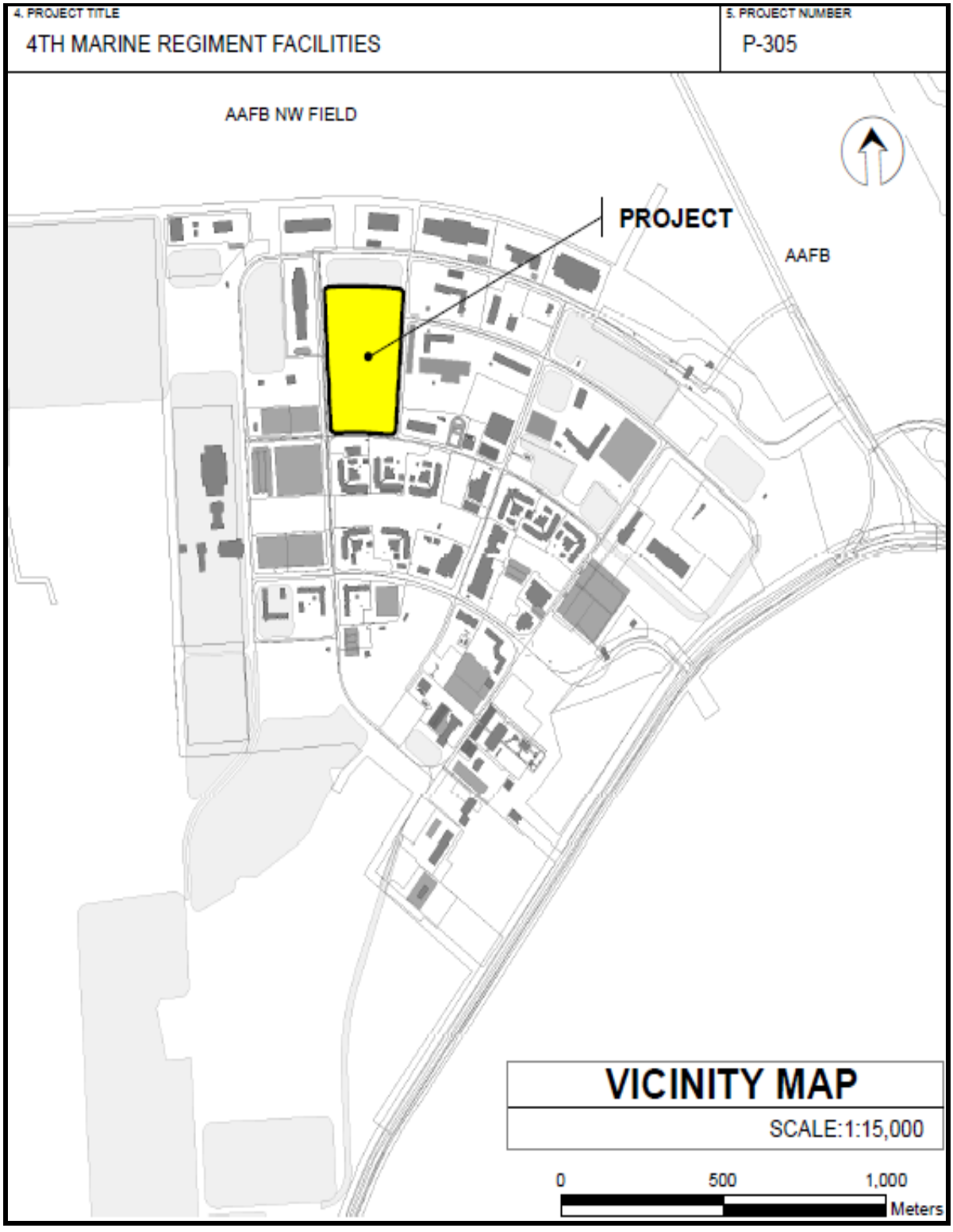
P-280 Aviation Administration Building (Main Site Layout)





Attachment 1. Main Cantonment Vertical Projects Maps

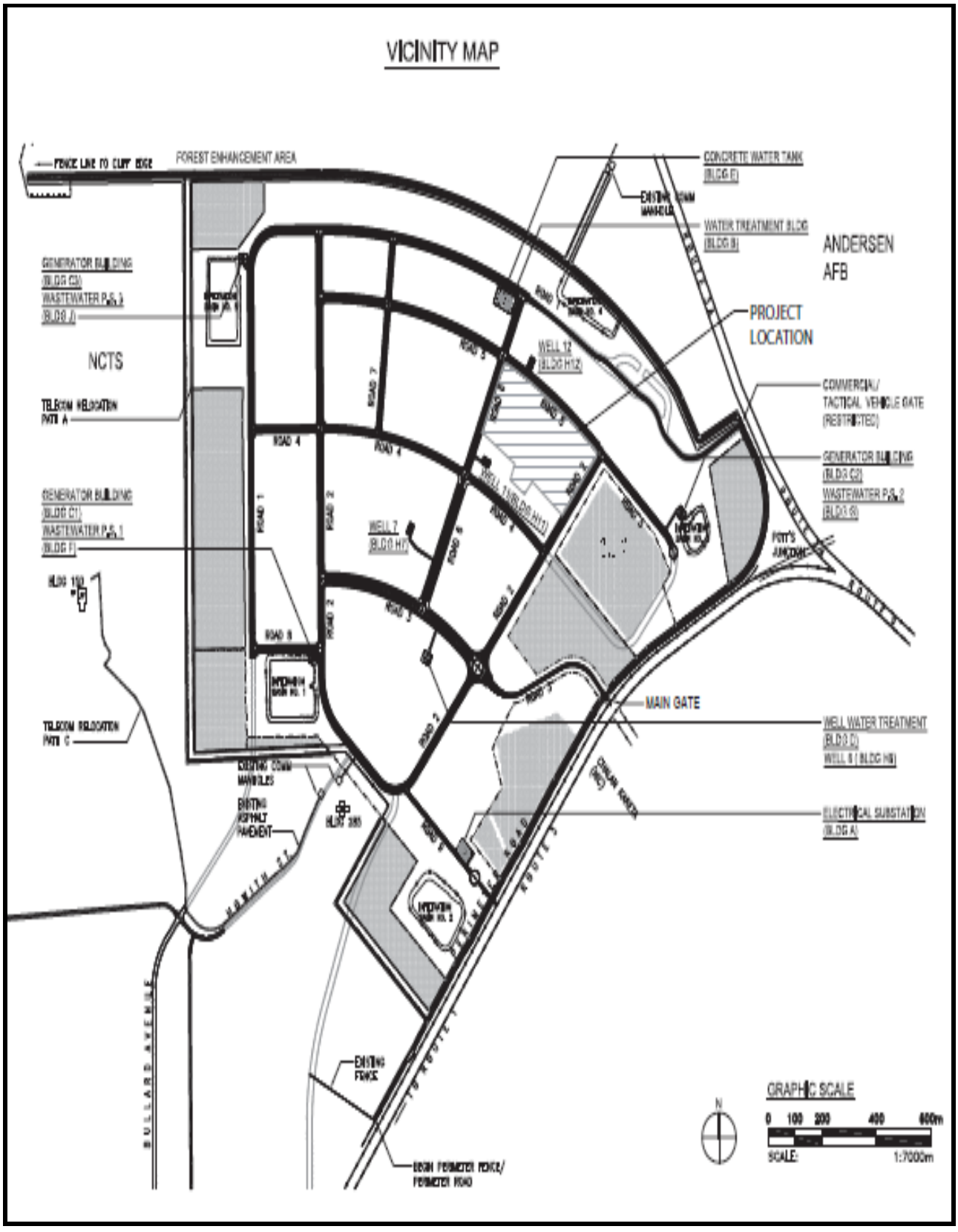
P-305 4th Marine Regiment Facilities (Location Map)



P-305 4th Marine Regiment Facilities (Main Site Layout)

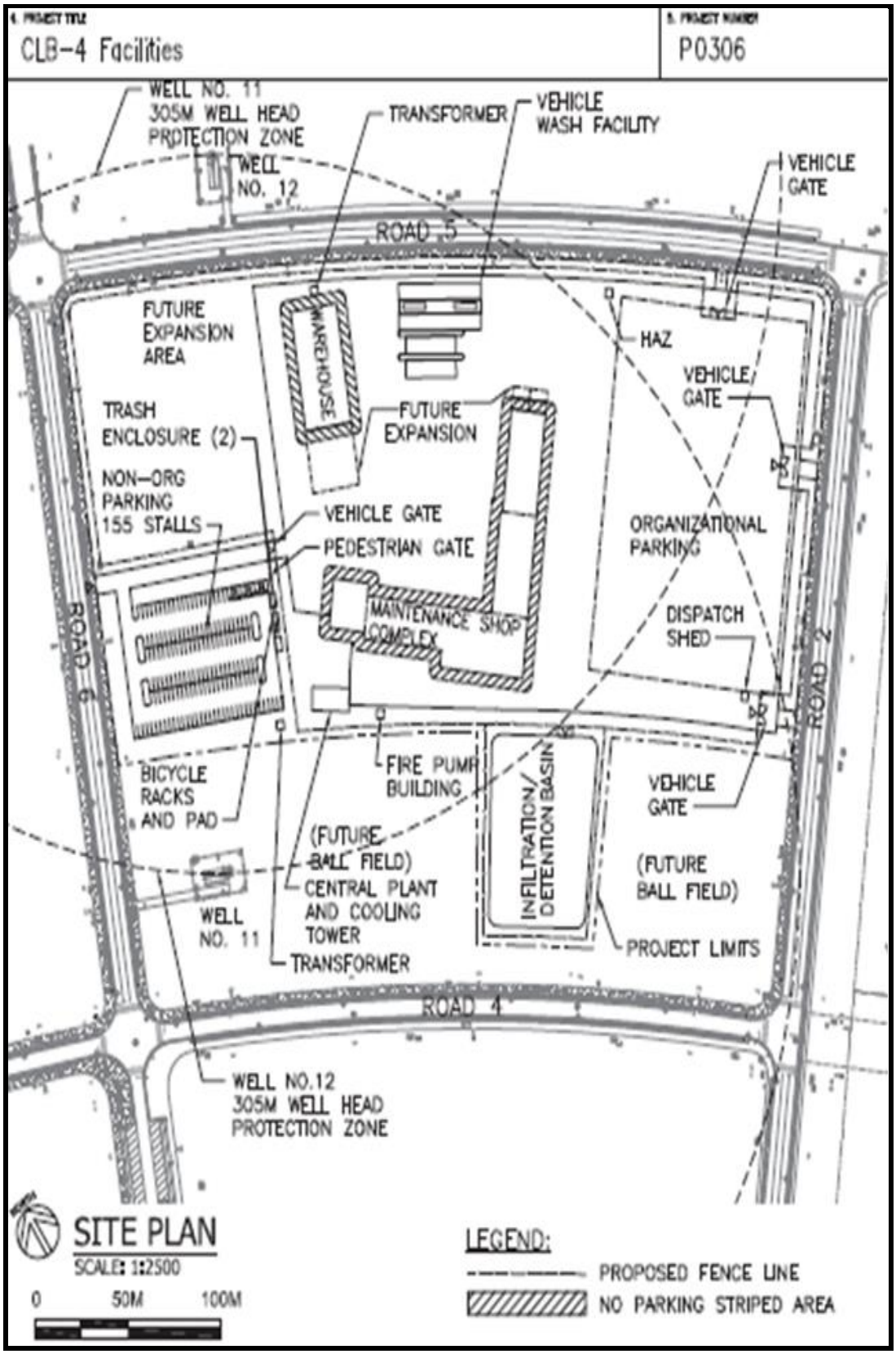
Attachment (1)

P-306 Combat Logistics Battalion-4 Facilities (Location Map)



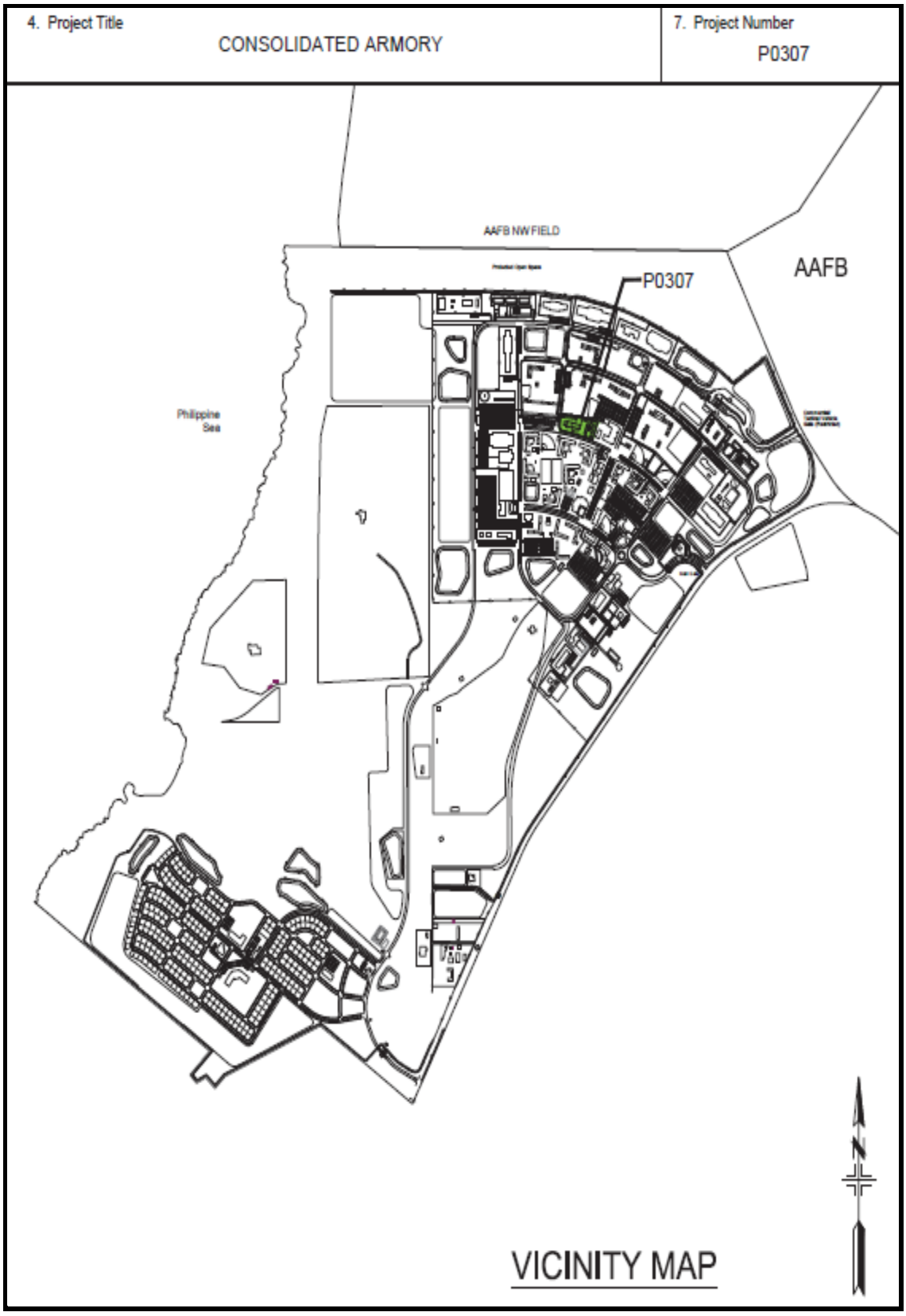
Attachment (1)

P-306 Combat Logistics Battalion-4 Facilities (Main Site Layout)



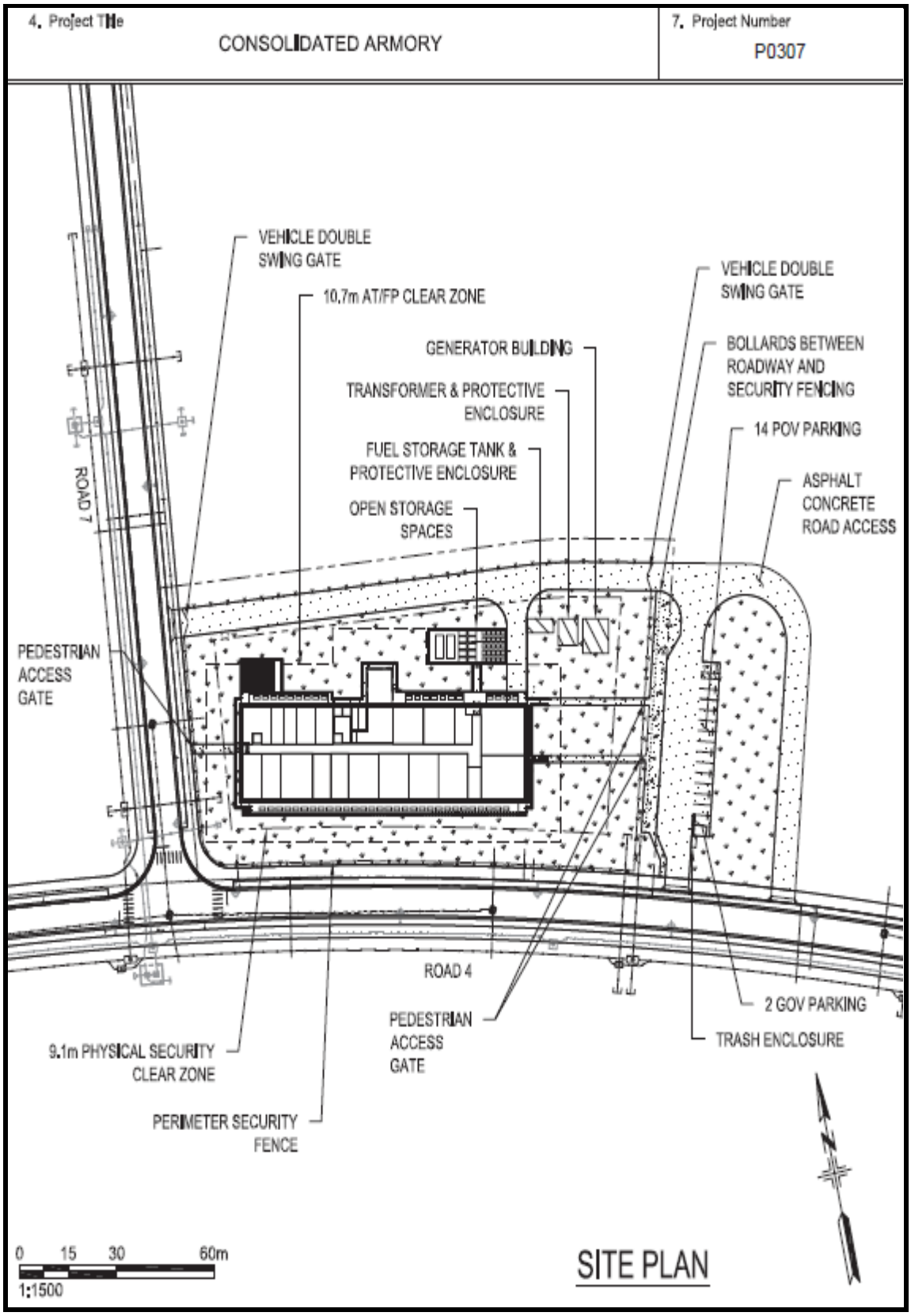
Attachment (1)

P-307 Consolidated Armory (Location Map)



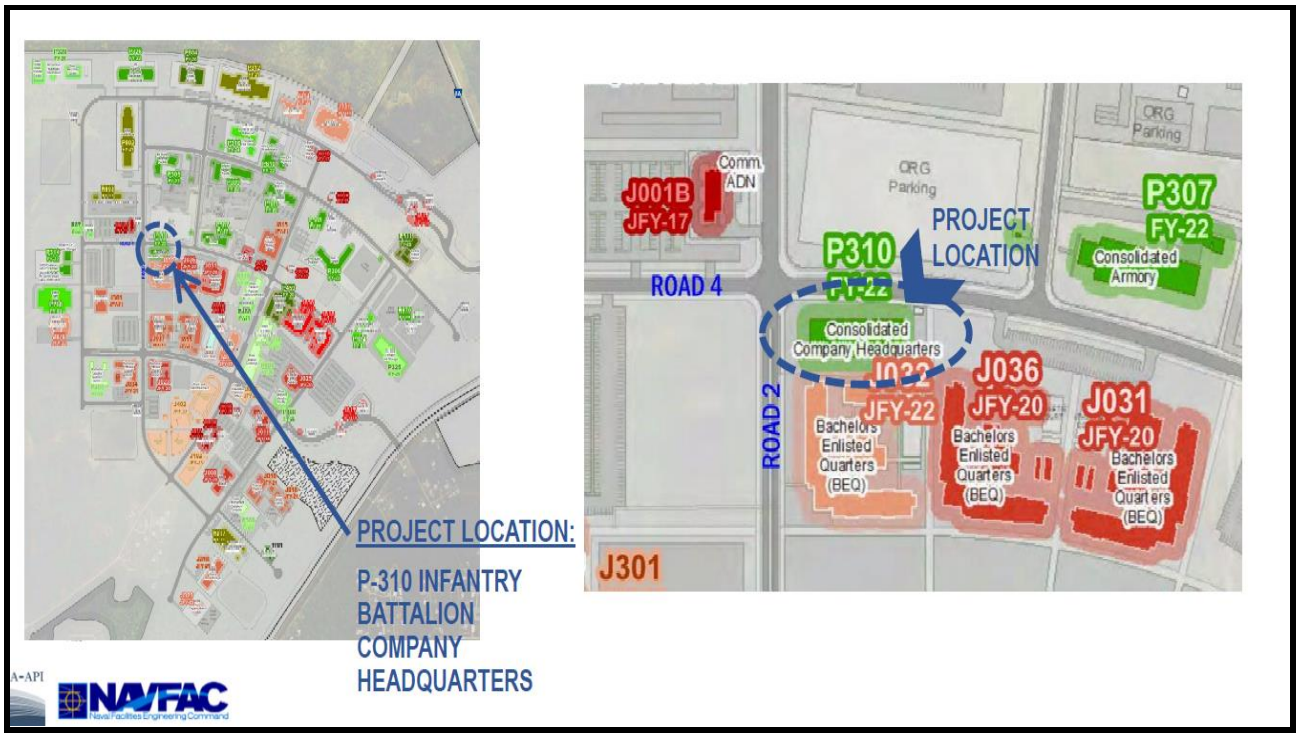
Attachment (1)

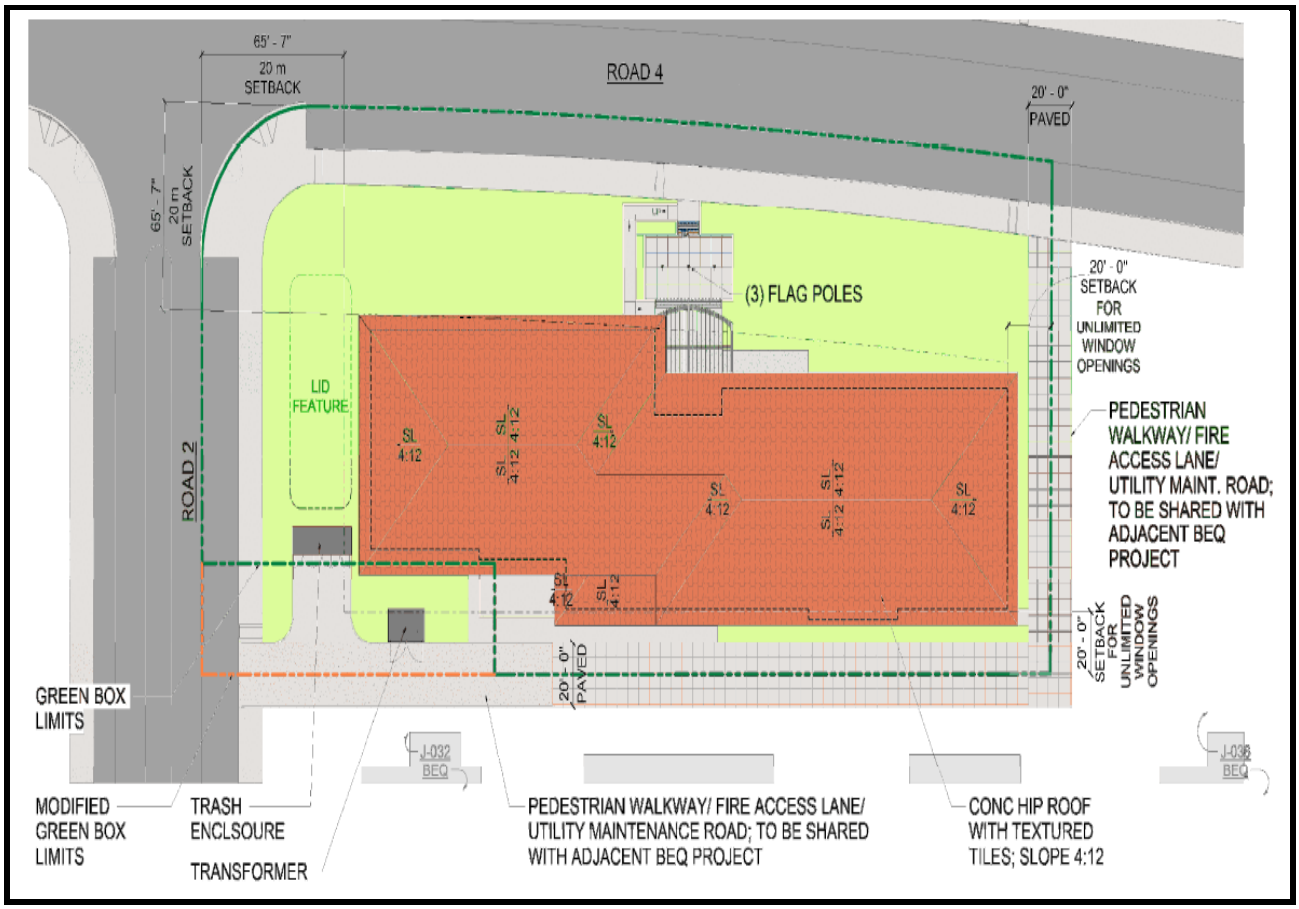
P-307 Consolidated Armory (Main Site Layout)



Attachment (1)

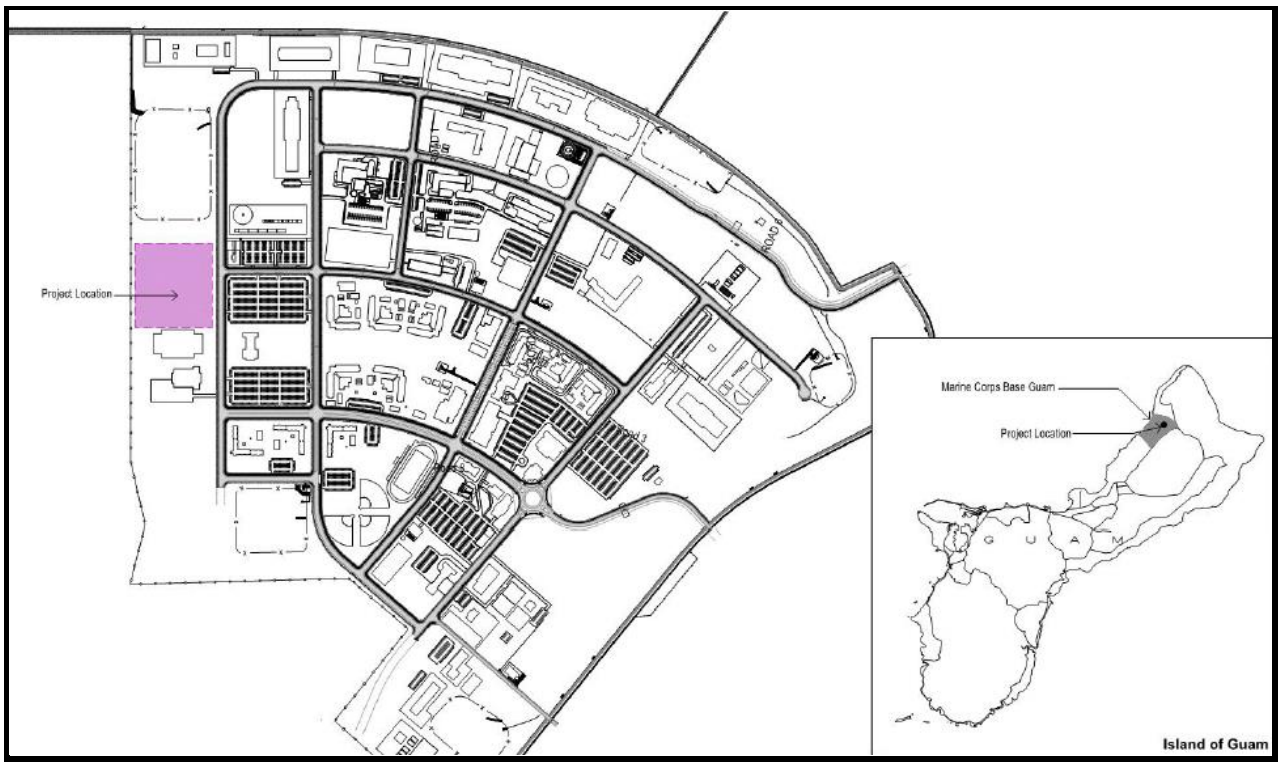
P-310 Infantry Battalion Company Headquarters (Location Map/Main Site Layout)

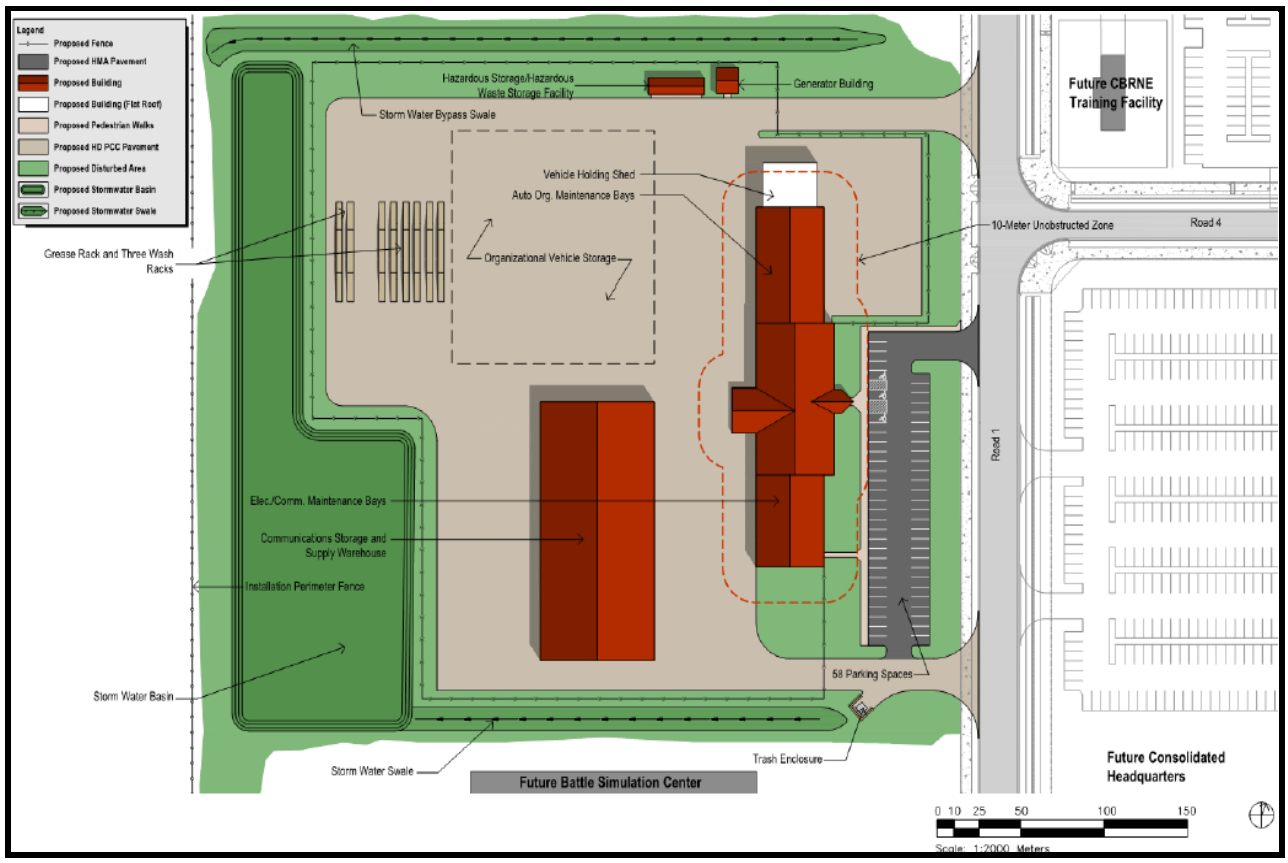




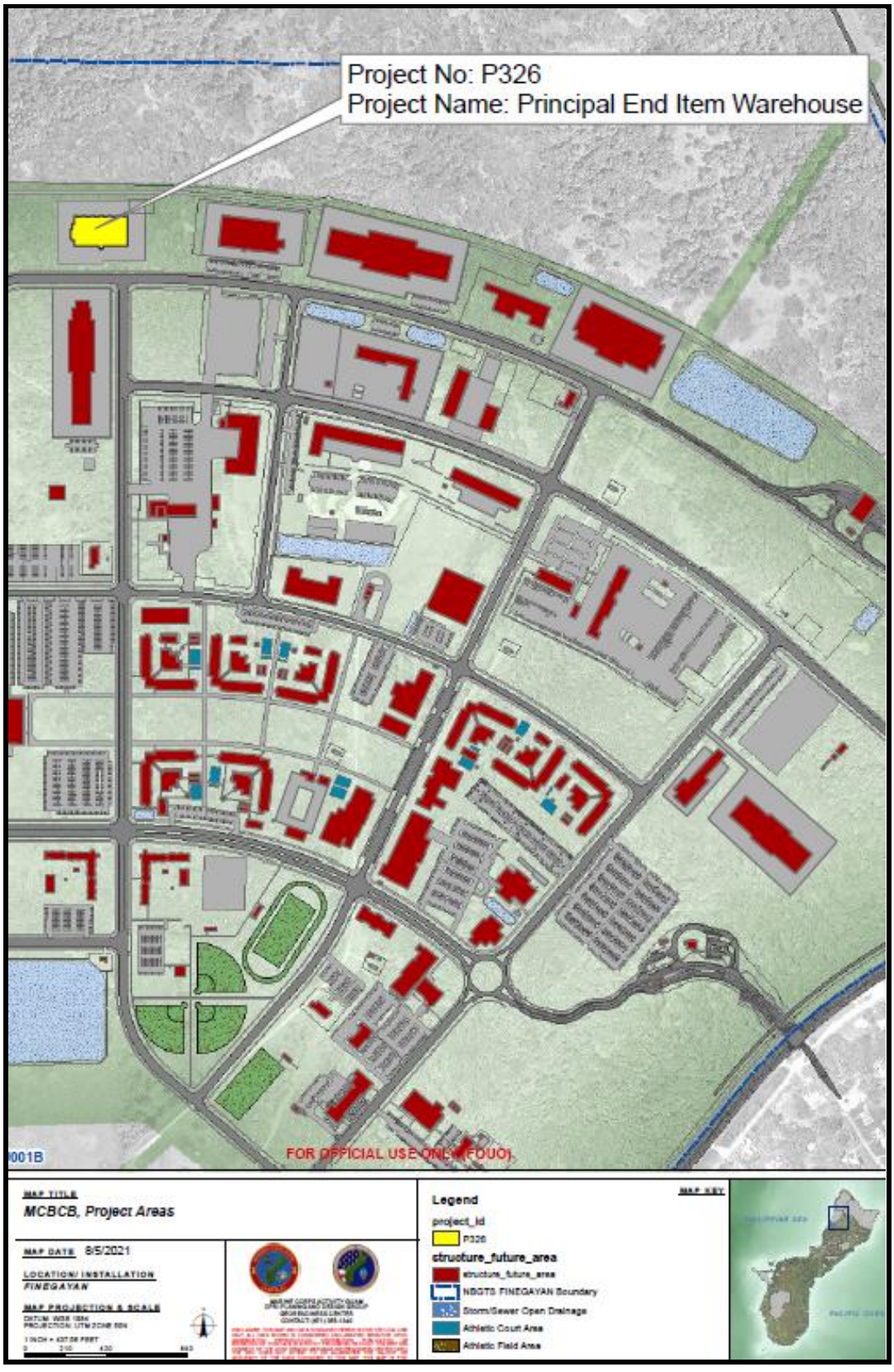
Attachment (1)

P-314 Marine Expeditionary Brigade (MEB) Enablers (Location Map/Main Site Layout)



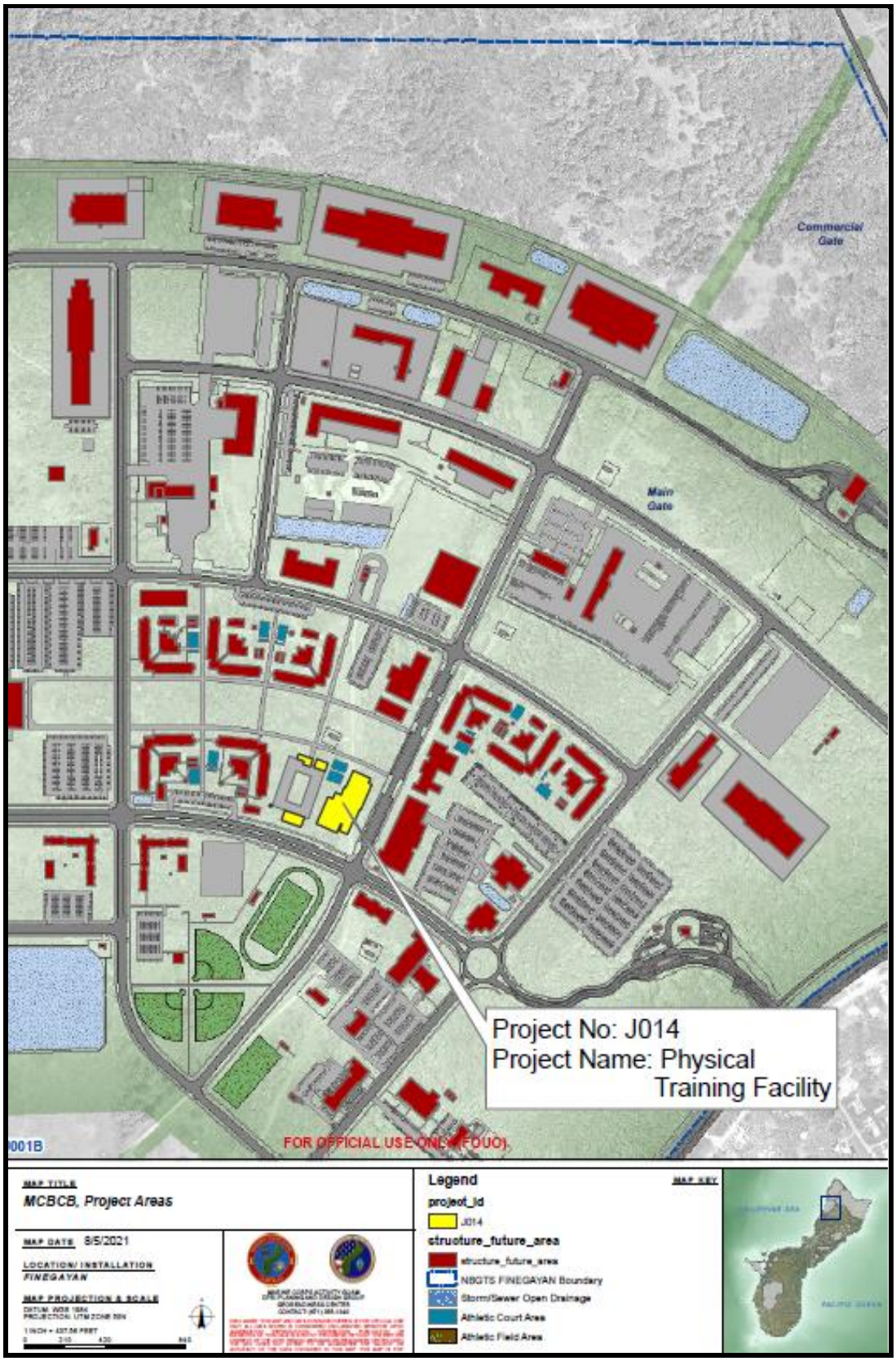


P-326 Primary End Item (PEI) Warehouse (Location Map)



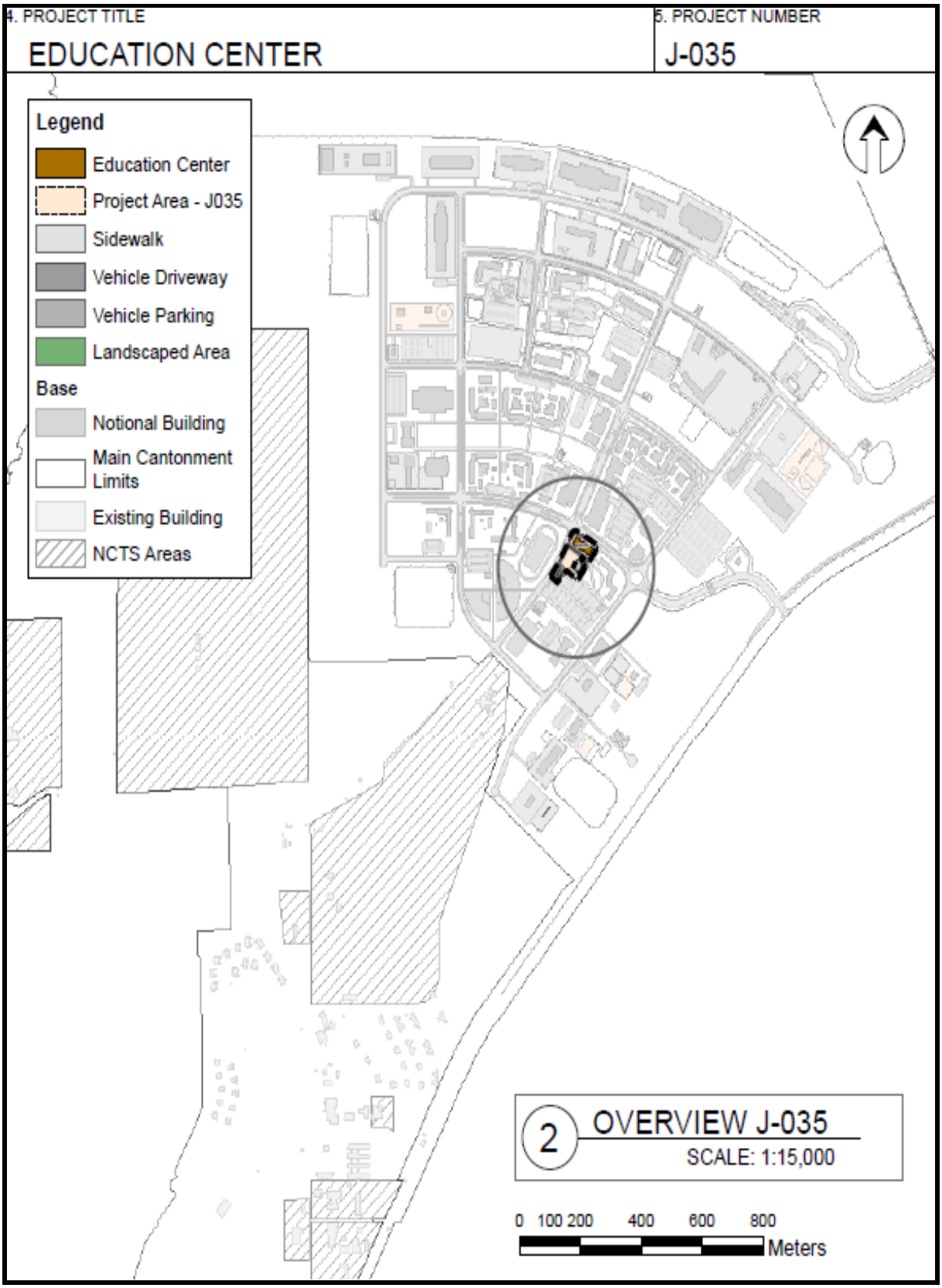
Attachment (1)

J-014 Physical Training Complex (Location Map)



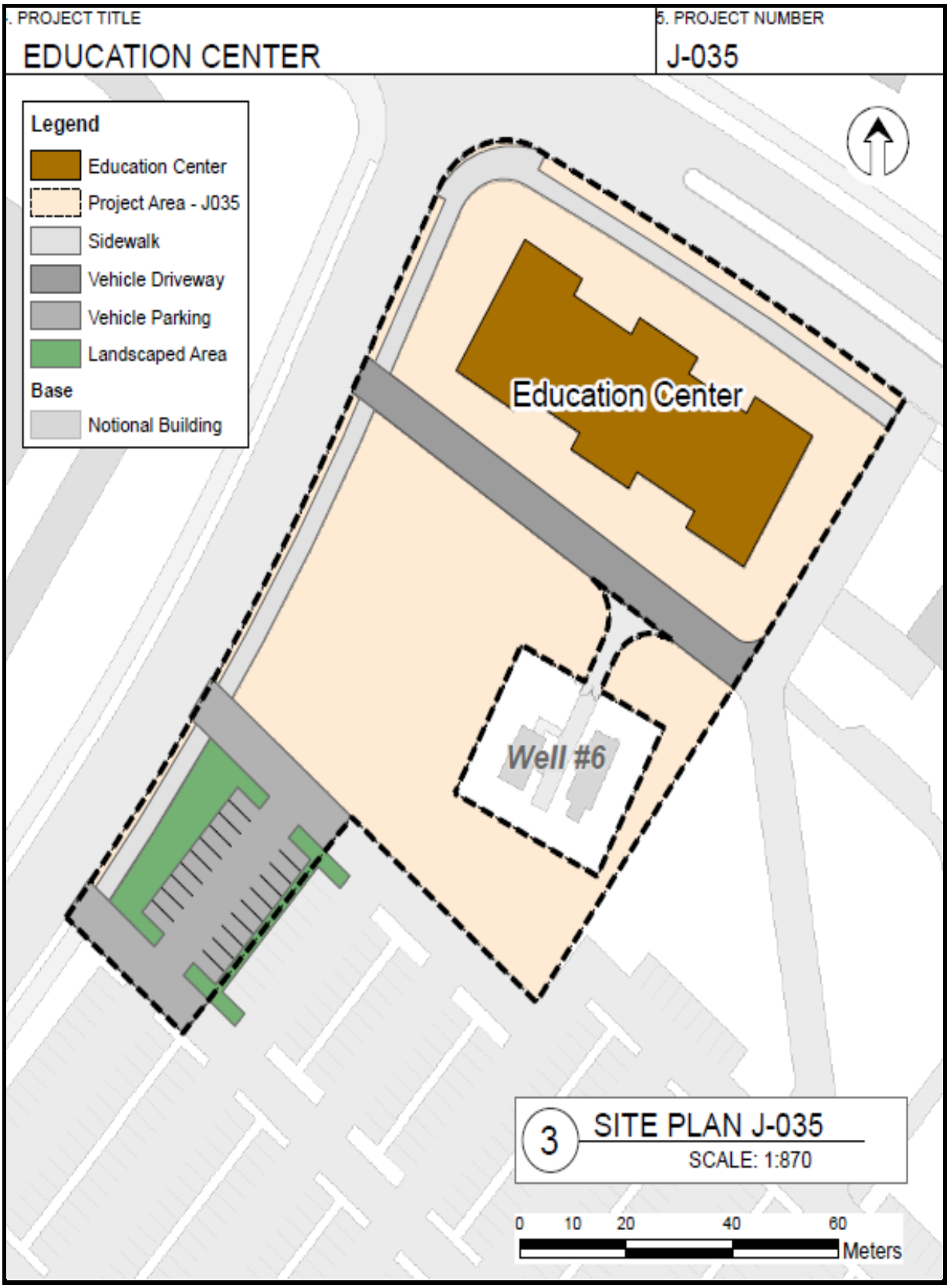
Attachment (1)

J-035 Education Center (Location Map)



Attachment (1)

J-035 Education Center (Main Site Layout)

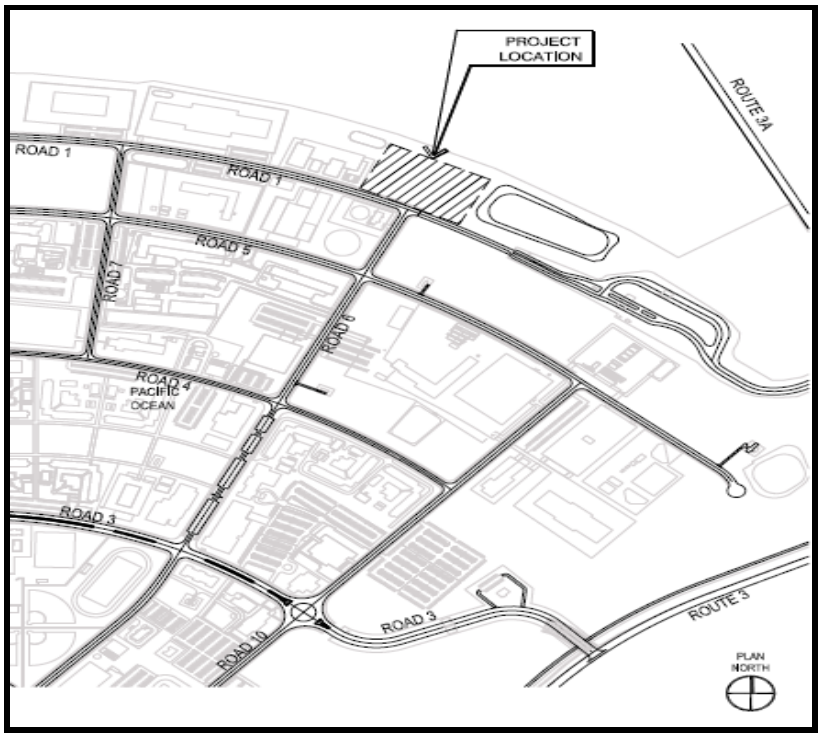


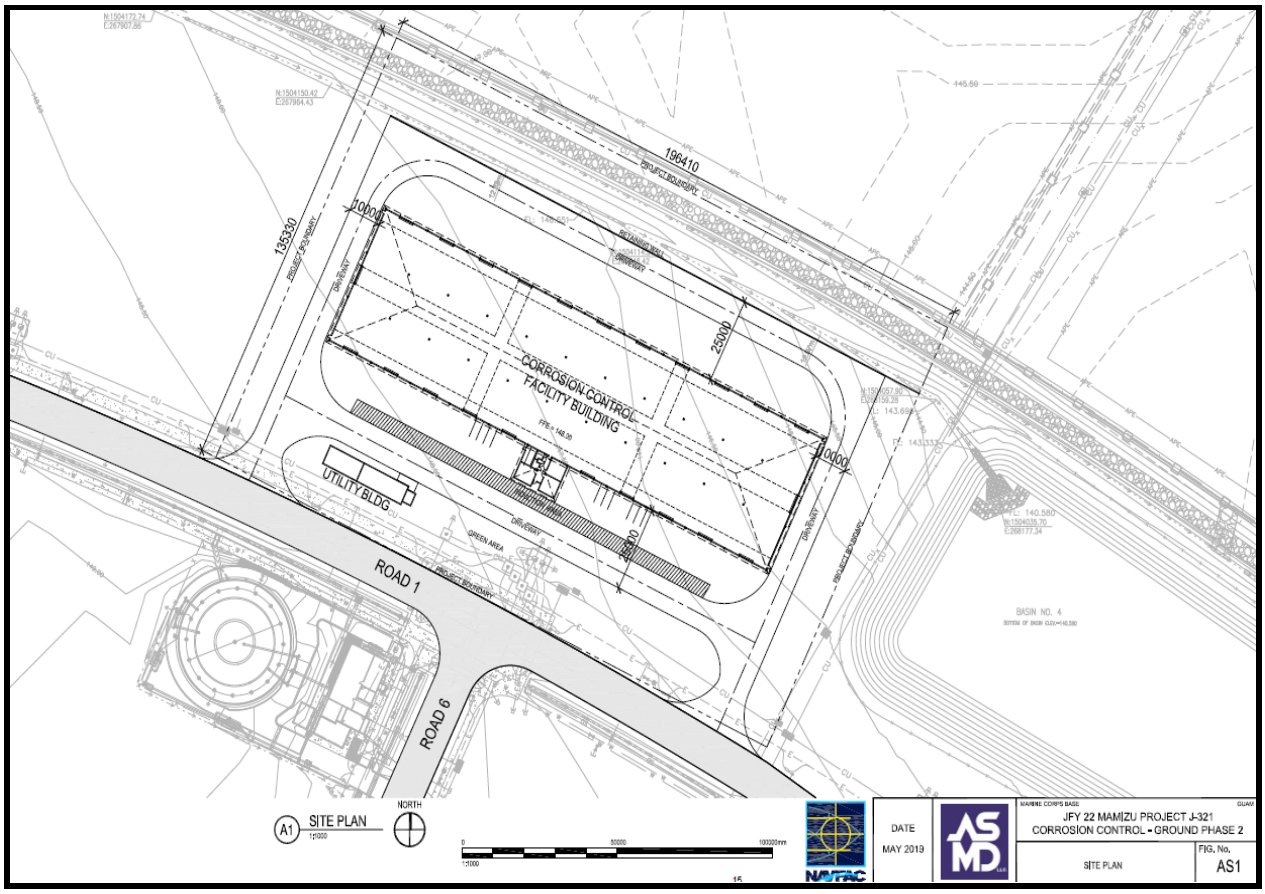
Attachment (1)

J-313 Corrosion Control Ground Phase 1 (Location Map)

Attachment (1)

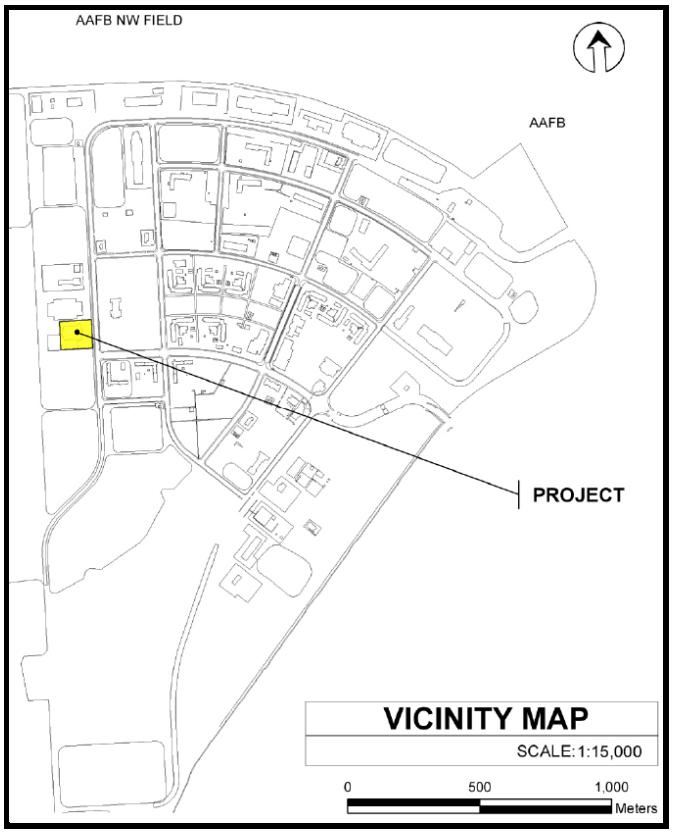
J-321 Corrosion Control Ground Phase 2 (Location Map/Main Site Layout)

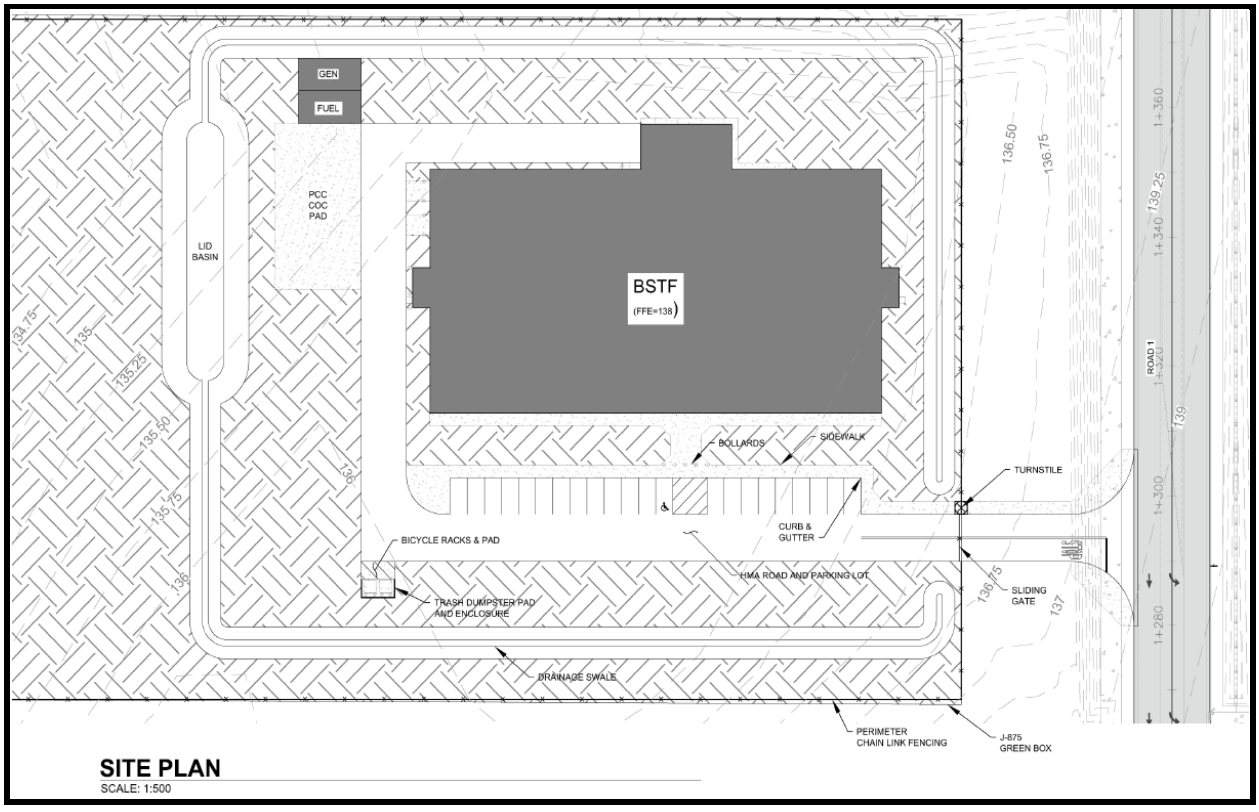




Attachment (1)

J-875 Battle Staff Training Facility (BSTF) (Location Map/Main Site Layout)





Attachment (1)